

**CITY COUNCIL  
REGULAR MEETING  
JUNE 1, 2017**

The City Council held a regular meeting on Thursday, June 1, 2017 with a quorum present, to wit:

Christopher Fielder	Mayor
Ron Abruzzese	Mayor Pro Tem
Andrea Navarrette	Councilmember, Place 1
Michelle Stephenson	Councilmember, Place 2
Shanan Shepherd	Councilmember, Place 3
Jeff Seiler	Councilmember, Place 5
Troy Hill	Councilmember, Place 6

**ITEM 1.** Mayor Fielder opened the meeting at 7:00 p.m. Mayor Fielder asked for a moment of silence for Fire Chief Gardner for the recent passing of his mother and former Mayor Larry Barnett. Councilmember Seiler provided the invocation and Mayor Fielder led the Pledges of Allegiance.

**ITEM 2.** Roll Call showed a quorum of the Council as being present.

**ITEM 3. STAFF REPORTS.**

Parks and Recreation Director Mark Tummons provided an update to the upcoming Liberty Fest 2017 event being held on July 4, 2017.

**ITEM 4. CITIZENS PUBLIC COMMENT PERIOD.**

Charlie Piazza, 1711 Muledeer Run – apologized for insufficient use of Council time last time he appeared before the City Council; he requested the property be reappraised; asks the City Council to consider reviewing the new appraisal and placing the item back on a future agenda to set the sale price at the new appraised value.

Emily Pataki, 607 Boca Chica Drive, Cedar Park – commented current Pedernales Electric Cooperative (PEC) Board Chair and District 2 representative; speaking tonight as individual; reminded everyone of upcoming annual meeting; 12,000 meters were added in 2016 across the county with the majority being in Leander; thanked the Council for their partnership and the appreciate the great conversations; the PEC able to lower rates seven (7) times since elected to the Board; and appreciate all the Council does to help facilitate this partnership.

Dr. Vic Villarreal, 920 Hartman Drive – commented on recent passing of former Mayor Larry Barnett; served with him on Planning & Zoning Commission; he had hand in extending Lakeline Drive which was big win for the City of Leander; guiding hand in keeping Leander ISD administration offices in the City; provided an opportunity to a

young female as city manager; look forward to any recognition the City may do in his name; and extended condolences to Chief Gardner.

#### **ITEM 5. RECOGNITIONS/PROCLAMATIONS/VISITORS.**

Mayor Fielder issued a proclamation proclaiming June 10, 2017 as *Girl Scout Gold Award Day*.

American Heart Association recognized the Leander Fire Department as part of Williamson County EMS with the Mission Life Award

**CONSENT AGENDA.** Councilmember Shepherd made a motion, seconded by Councilmember Navarrette, to approve Consent Agenda Items 6C through 9C. A vote was cast 7 in favor, 0 against.

**ITEM 6C.** Approve minutes for meetings held on May 18, 2017.

**ITEM 7C.** Approve Dedication and Acceptance of Subdivision Infrastructure Improvements for Carneros Ranch Section 3, twelve (12) inch public waterline.

**ITEM 8C.** Approve the Liberty Fest Site Use Permit Agreement by and between the City of Leander and St. David's Healthcare Partnership, a Texas limited partnership for the purpose to use the property located at 601 St. David's Loop for parking for Liberty Fest 2017; and authorize the City Manager to execute any and all necessary documents.

**ITEM 9C.** Approve the road closures for Liberty Fest on July 4, 2017.

*[Mayor Fielder moved Item 19 following the Consent Agenda.]*

**ITEM 19.** Councilmember Stephenson made a motion, seconded by Councilmember Shepherd, casting the City of Leander's one (1) vote for District 2 Candidate Emily Pataki to the Pedernales Electric Cooperative 2017 Board of Directors. A vote was cast 7 for, 0 against.

**ITEM 10.** Mayor Fielder opened the First Public Hearing at 7:22 p.m. on the annexation of 102.5 acres  $\pm$ , including the abutting streets, roadways, and rights-of-way; being located in Williamson Counties, Texas and adjacent and contiguous to the city limits; and providing open meetings and other related matters. No one spoke in favor or against the annexation. The Public Hearing was closed at 7:22 pm.

**ITEM 11.** Mayor Fielder opened the Public Hearing at 7:24 p.m. regarding Zoning Case 17-Z-011 to consider a request of Chip Bubela on behalf of The Journey Bible Fellowship (Mitchel S. Friedman) to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to PUD (Planned Unit Development) with the base zoning district



of LO-2-B (Local Office) on one (1) parcel of land approximately 3 acres  $\pm$ , more particularly described by Williamson Central Appraisal District Parcel R497495; and more commonly known as 3429 Journey Parkway, Leander, Williamson County, Texas. No one spoke in favor or opposition to the request. The Public Hearing was closed at 7:24 p.m.

Councilmember Seiler made a motion, seconded by Councilmember Stephenson, to approve the First Reading of an Ordinance regarding Zoning Case 17-Z-011 amending the current zoning of Interim SFR-1-B (Single-Family Rural) to PUD (Planned Unit Development) with the base zoning district of LO-2-A (Local Office), as recommended by Planning & Zoning Commission and Staff, on one (1) parcel of land approximately 3 acres  $\pm$ , more particularly described by Williamson Central Appraisal District Parcel R497495; and more commonly known as 3429 Journey Parkway, Leander, Williamson County, Texas. Discussion followed. A vote was cast 7 for, 0 against.

**ITEM 12.** Mayor Fielder opened the Public Hearing at 7:29 p.m. regarding Zoning Case 17-Z-012 to consider a request of Todd McCullough on behalf of Deerbrooke Land Austin, L.L.C. to amend the Deerbrooke PUD (Planned Unit Development) to include the base zoning districts of SFE-2-A (Single-Family Estate), SFS-2-A (Single-Family Suburban), SFU-2-A (Single-Family Urban), SFC-2-A (Single-Family Compact), SFL-2-A (Single-Family Limited), and CH-2-A (Cottage Housing) and to update the PUD requirements on five (5) parcels of land approximately 262 acres  $\pm$ , more particularly described by Williamson Central Appraisal District Parcels R031697, R031695, R031696, R398214, and R433338; and generally located to the north east of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision, Leander, Williamson County, Texas. No one spoke in favor or opposition to the request. The Public Hearing was closed at 7:29 p.m.

Following a discussion, Councilmember Shepherd made a motion, seconded by Mayor Pro Tem Abruzzese, to approve the First Reading of an Ordinance regarding Zoning Case 17-Z-012 amending the Deerbrooke PUD (Planned Unit Development); on five (5) parcels of land approximately 262 acres  $\pm$ , more particularly described by Williamson Central Appraisal District Parcels R031697, R031695, R031696, R398214, and R433338; and generally located to the north east of the intersection of CR 279 and Collaborative Way, to the north of the Savanna Ranch Subdivision, Leander, Williamson County, Texas. A vote was cast 7 for, 0 against.

**ITEM 13.** Following a presentation by Randolph Todd Company and Crown Community Development representatives Mayor Fielder opened the Public Hearing at 8:00 p.m. regarding the proposed creation of the Deerbrooke Public Improvement District (PID). No one spoke in favor or opposition of the request. The Public Hearing was continued to June 15, 2017.

**ITEM 14.** Councilmember Seiler made a motion, seconded by Councilmember Stephenson, to approve the Second Reading of an Ordinance regarding Zoning Case 16-Z-030 amending the current zoning Interim SFR-1-B (Single-Family Rural) to PUD (Planned Unit Development) with the base zoning districts of SFL-2-A (Single-Family Limited Condo Regime) and LC-2-A (Local Commercial) and approve the Valley Vista



East Concept Plan and Preliminary Plat on two (2) parcels of land approximately 58.675 acres ±, more particularly described by Williamson Central Appraisal District Parcels R021710 and R489942; and generally located to the southeast of the intersection of Bradley Ranch Road and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas. A vote was cast 6 for, 1 against (Hill).

**ITEM 15.** Councilmember Navarrette made a motion, seconded by Councilmember Shepherd, to approve the Second Reading of an Ordinance regarding Zoning Case 16-Z-030 amending the current zoning Interim SFR-1-B (Single-Family Rural) to PUD (Planned Unit Development) with the base zoning districts of SFL-2-A (Single-Family Limited Condo Regime) and LC-2-A (Local Commercial) and approve the Valley Vista East Concept Plan and Preliminary Plat on two (2) parcels of land approximately 58.675 acres ±, more particularly described by Williamson Central Appraisal District Parcels R021710 and R489942; and generally located to the southeast of the intersection of Bradley Ranch Road and Ronald W. Reagan Boulevard, Leander, Williamson County, Texas. A vote was cast 6 for, 1 against (Abruzzese).

**ITEM 16.** Councilmember Seiler made a motion, seconded by Councilmember Shepherd, to approve a Purchase Agreement with Purvis Technology for Fire Station Alerting Systems Equipment and Installation at Fire Station #2, Fire Station #3; including programming and implementation of system for all Fire Stations current and in construction; at an amount of One Hundred Thirty-Four Thousand Eight Hundred Sixty Dollars (\$134,860.00); and authorize the City Manager to execute any and all necessary documents. A vote was cast 7 for, 0 against.

**ITEM 17.** Councilmember Shepherd made a motion, seconded by Councilmember Stephenson, to approve Task Order JAECO-4 with Jay Engineering Company, Inc., for the purchase of Leander Transit Oriented Development (TOD) Wastewater Plans and professional services for design updates, bidding phase, and construction phase services in the amount of One Hundred Eleven Thousand Six Hundred Dollars (\$111,600.00); and authorize the City Manager to negotiate and execute any and all necessary documents. Comments followed. A vote was cast 7 for, 0 against.

**ITEM 18.** Councilmember Shepherd made a motion, seconded by Councilmember Stephenson, to approve Task Order KFA-36 with K. Friese and Associates for the design and construction of San Gabriel Pump Station; in an amount of Four Hundred Thirty-Nine Thousand Eight Hundred Seven Dollars (\$439,807.00); and authorize the City Manager to negotiate and execute any and all necessary documents. A vote was cast 7 for, 0 against.

*[Mayor Fielder moved Items 20 and 22 following Executive Session, Items 23-24.]*

**ITEM 21.** Mayor Pro Tem Abruzzese made a motion, seconded by Councilmember Navarrette, to nominate Councilmember Seiler as Mayor Pro Tem for 2017-2018. A vote was cast 7 for, 0 against. Mayor Fielder presented outgoing Mayor Pro Tem Abruzzese with a plaque of appreciation and thanked him for his service followed by comments by

each City Councilmember. Mayor Pro Tem Abruzzese thanked the City Council for the opportunity to serve.

**ITEM 23.** The City Council recessed into Executive Session at 8:18 p.m. pursuant to (a) Section 551.071, Texas Local Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding:

(1) Legislation being considered during the 85<sup>th</sup> Texas Legislative Session affecting municipalities;

(2) Legal issues related to a franchise agreement;

(3) The Application of LCRA Transmission Services Corporation to Amend its Certificate of Convenience and Necessity for the Proposed Leander to Round Rock 138 KV Transmission Line Project in Williamson County, Texas, before the State Office of Administrative Hearings (SOAH Docket No. 473-16-4342; PUC Docket No. 45866); and

(4) City boundaries and utility service areas.

(b) Section 551.072, Texas Local Government Code, to deliberate the acquisition of 0.353 acres of land from Crystal Lake Baptist Church for the appraised value in the amount of One Hundred Seventeen Thousand Six Hundred Thirty-Four Dollars (\$117,634.00) for right-of-way adjacent to Lakeline Boulevard.

**ITEM 24.** The City Council reconvened into open session at 9:31 p.m. No action was taken as a result of the Executive Session for Items (a)(1), (a)(2), (a)(3) and (a)(4). Item (b) Mayor Pro Tem Seiler made a motion, seconded by Councilmember Shepherd, authorizing the acquisition of 0.353 acres of land from Crystal Lake Baptist Church for the appraised value in the amount of One Hundred Seventeen Thousand Six Hundred Thirty-Four Dollars (\$117,634.00) for right-of-way adjacent to Lakeline Boulevard; and authorize the City Manager to enter into a contract and execute any and all necessary documents. A vote was cast 7 for, 0 against.

**ITEM 20.** Councilmember Shepherd made a motion, seconded by Mayor Pro Tem Seiler, to approve a Resolution of the City of Leander, Texas, commencing the annexation of land adjacent and contiguous to the city limits, including the abutting streets, roadways, and rights-of-way; being located in Williamson County, Texas and Travis County, Texas; and providing open meetings and other related matters; provide for a twenty (20) year agreement; not automatically annex in land from the sale of partial parcels of land; and exclude homestead exemptions. A vote was cast 7 for, 0 against.

## **ITEM 22. COUNCILMEMBER CLOSING STATEMENTS.**

Andrea Navarrette – asked for prayers for family and friends of former Mayor Barnett; his past service to our Country and City; and honored to call him a friend.



Michelle Stephenson – commented on recent Founders Classical Academy's first graduating class; privilege to attend; Pat Sajak was keynote speaker; great young graduates; and daughter attends and consider arranging a tour in the future.

Shanan Shepherd – congratulated newly elected Mayor Pro Tem Seiler; thanked former Mayor Pro Tem Abruzzese; and asked for prayers for Councilmember Navarrette's son who had surgery earlier today.

Jeff Seiler – commented on recent opportunity to appear before the Cedar Park City Council on the 20<sup>th</sup> anniversary of the tornado; nice to see how others conduct meetings; and recently attended Rouse High School award event on behalf of Mayor Fielder and present a special needs student with a Certificate of Commendation and Mayor's Coin.

Christopher Fielder – advised of burial arrangements for former Mayor Barnett being held at the DFW National Cemetery on June 6<sup>th</sup> at 1:00 p.m.; he will receive full military honor; and City Council and Staff will be sending flowers.

**ITEM 24.** The meeting adjourned at 9:47 p.m.

APPROVED:

  
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MAYOR

ATTEST:

  
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CITY SECRETARY

